

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Raymond Perez. Esquire SBN:116087 329 N Rowan Ave Los Angeles, Ca 90063 (323) 264-2753	FOR COURT USE ONLY <div style="border: 1px solid black; padding: 10px; text-align: center;">FILED & ENTERED APR 02 2015 CLERK U.S. BANKRUPTCY COURT Central District of California BY beauchamDEPUTY CLERK</div> CHANGES MADE BY COURT <input type="checkbox"/> <i>Individual appearing without attorney</i> <input checked="" type="checkbox"/> <i>Attorney for: Debtor</i>
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - Los Angeles DIVISION	
<p>In re:</p> <p>VICKEN VOSGUERITCHIAN; MAGDA VOSGUERITCHIAN</p> <p>Debtor(s).</p>	<p>CASE NO.: 2:14-bk-13313-BB CHAPTER: 7</p> <p>ORDER <input type="checkbox"/> GRANTING <input checked="" type="checkbox"/> DENYING MOTION TO AVOID LIEN UNDER 11 U.S.C.§ 522(f) (REAL PROPERTY)</p> <p><input checked="" type="checkbox"/> No hearing held <input type="checkbox"/> Hearing held</p> <p>Date: Time: Courtroom: Place:</p>
<p>Creditor Holding Lien to be Avoided (name): Balboa Capital Corporation</p>	

The Motion was: Opposed Unopposed Settled by stipulation

Pursuant to 11 U.S.C. § 522(f), Debtor moved to avoid a judicial lien on real property claimed to be exempt. The court finds and orders as follows:

1. Notice of this Motion complied with LBR 9013-1(d).
2. Notice of this Motion complied with LBR 9013-1(o).
 - a. There was no opposition and request for hearing.
 - b. Hearing requested and held as indicated in the caption.

This form is mandatory. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

3. The real property to which this order applies is as follows:

a. Street address (*specify*): **817 W. Dryden Street Glendale, Ca 91202**

b. Legal description (*specify*): See attached page

Lot 13, Block 13, Tract No. 8419, Los Angeles County, California

4. Recording information regarding lien to be avoided:

a. Date of recordation of lien (*specify*): **8/21/09**.

b. Recorder's instrument number or map/book/page number (*specify*):

20091067896

Motion granted:

b. The judicial lien sought to be avoided impairs an exemption to which Debtor would otherwise be entitled under 11 U.S.C. § 522(d)

c. The judicial lien is void and unenforceable:

(1) In its entirety

(2) In the following amount *only*: \$ _____. The balance of \$ _____ remains a valid and enforceable lien against the property.

6. Motion denied on the following grounds: with prejudice without prejudice

a. Insufficient notice

b. Insufficient evidence of the exempt status of the property in question

c. Failure to comply with FRBP 7004(b)(3) or FRBP 7004(h).

d. Insufficient evidence of fair market value.

e. Motion is incomplete.

f. Other (*specify*): Based on the information provided, the liens do not impair the exemption claimed. The debtor claimed a \$1 homestead exemption, provided evidence that the property is worth \$525,000 and provided evidence that all liens, including the liens to be avoided, total \$3,253.88 less than the value of the property, leaving ample equity for the homestead exemption.

7. The court further orders as follows (*specify*):

See attached page

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Date: April 2, 2015



Sheri Bluebond
United States Bankruptcy Judge